



City of Bellingham:

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Scope of Assistance:

The kickoff meeting with the City of Bellingham occurred on June 7, 2005. At that meeting, City staff directed the consultant team on the content of the desired technical assistance. The following are the areas of emphasis that staff directed the team to pursue:

- An integrated ordinance for city-wide application
- Regulations to limit the amount of land on a development site converted to impervious surface
- Methods to transfer development or impervious surface credits
- Ways to facilitate retrofits of existing development and streetscapes
- Eliminate surface parking requirements or establish maximums
- Reconcile existing lot coverage and open space requirements to make more functional use of property
- Propose a refined definition of open space
- Review the existing code for integration of LID techniques
- Provide existing documentation on reduced street standards and emergency vehicle access for the Fire Department
- Public Works would like a system that works in all places but addresses different parts of town

Specific tasks included the following:

- Draft code language addressing the staff concerns above to the extent possible within the scope of services
- Review and comment on Technical Study of Bellingham's Residential Development Code and Design Guidelines: Summary of Recommendations (MAKERS, 2004)
- Review code for consistency LID implementation

Several of the areas of staff interest listed above were either outside the scope of work for PSAT or were partially addressed in the proposed code amendments.

- Regulations should limit the amount of land on a development site converted to impervious surface
- Method to transfer development or impervious surface credits
- Incorporate ways to facilitate retrofits of existing development and streetscapes
- Eliminate surface parking or establish maximums

Observations and Lessons:

In the future, a tool that may be helpful to focus initial discussions on code integration of LID would be an outline of the various land use/site development techniques and the specific BMPs. This should answer questions on what the jurisdiction currently allows, prohibits, changes desired, and how and where staff envisions code changes occurring. From this examination, an agreement on the scope of services could be negotiated, both between the staff and the consultant team and internally among the staff. While the consultant team attempted to focus the initial discussions along these lines, Bellingham's project team's prior preparation generally included some level of gap analysis, but did not address code integration.